

**ORDINANCE NO. O-2024-12**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A REAR YARD SETBACK VARIATION TO ALLOW THE CONSTRUCTION AND USE OF A NEW POOL HOUSE AND COVERED PATIO STRUCTURE, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1496 COUNTY FARM COURT - CARMICHAEL**

**WHEREAS**, written application has been made requesting a special use permit, rear yard setback variation, and side yard setback variation to allow the construction and use of a new pool house and covered patio structure, all on certain property legally described herein and commonly known as 1496 County Farm Court, Wheaton, Illinois 60189; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on April 9, 2024, to consider the special use permit, rear yard setback variation, and side yard setback variation; and the Planning and Zoning Board has recommended approval of the special use permit and the rear yard setback variation, but not the previously requested side yard setback variation.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The following described property has been and continues to be zoned and classified in the R-4 Single-Family Residential District zoning classification:

LOT 163 IN THE STREAMS UNIT FIVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST  $\frac{1}{4}$  AND PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1973 AS DOCUMENT R73-77207, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-19-305-016

The subject property is commonly known as 1496 County Farm Court, Wheaton, IL 60189.

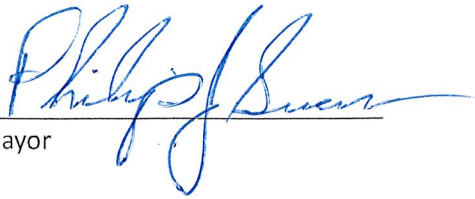
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit pursuant to Article 24.4.1 of the Wheaton Zoning Ordinance and a rear yard setback variation pursuant to Article 3.4A.6 of the Wheaton Zoning Ordinance of 10.0 feet in lieu of the required 25.0 feet is granted to allow the construction and use of a pool house and covered patio structure at 1496 County Farm Court, in full compliance with the following plans: "Site Grading Plan - 1496 County Farm Court", prepared by Polena Engineering LLC, Lake in the Hills, IL, dated February 15, 2024 and "Site Plan, Landscape Plan, Floor Plan, and Elevations - 1496 County Farm Court", prepared by Carmichael Construction Company, Inc., dated January 8, 2024, subject to the following conditions:

1. The required side yard setback of 9.28 feet shall be maintained; and
2. The preliminary engineering plan shall be subject to further staff approval prior to the issuance of a site development permit.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** This ordinance shall become effective from and after its passage, approval, and

publication in pamphlet form in the manner prescribed by law.

  
Mayor

ATTEST:

  
City Clerk

Ayes:

**Roll Call Vote:**

Councilman Brown  
Mayor Suess  
Councilman Clousing  
Councilwoman Robbins  
Councilman Weller  
Councilman Barbier  
Councilwoman Bray-Parker

Nays:

None

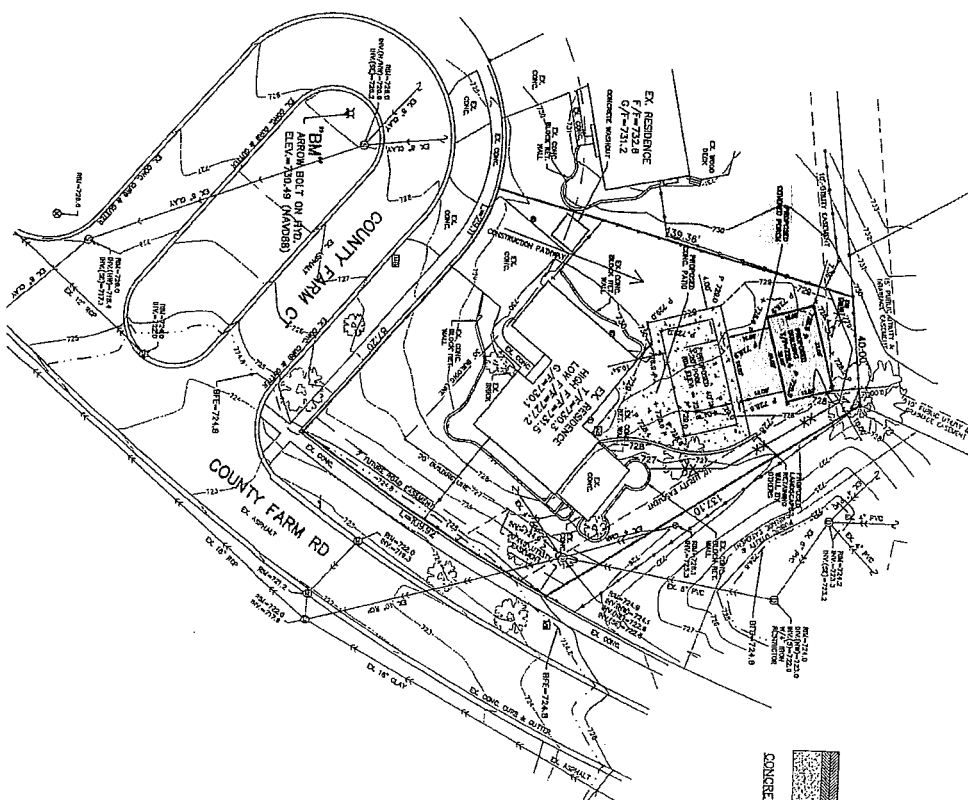
Absent:

None

Motion Carried Unanimously

Passed: April 15, 2024  
Published: April 16, 2024

**Call Before You Dig**  
**JULIE**  
TOLL FREE  
ONE-CALL SERVICE



**CONCRETE DETAIL**

SYMBOL LEGEND	
FL -	FLORING
①	STOCK MATERIAL
②	CATED FLASK
③	WATER WALK WAST
④	WATER WALK
⑤	WATERBURY
⑥	SEMI-ANALYTICAL
⑦	ANALYTICAL
⑧	ELECTRIC ALKALI
⑨	WATER WALK
⑩	LIBRARY BOX
⑪	WATER
⑫	WATER
⑬	WATER
⑭	WATER
⑮	WATER
⑯	WATER
⑰	WATER
⑱	WATER
⑲	WATER
⑳	WATER
㉑	WATER
㉒	WATER
㉓	WATER
㉔	WATER
㉕	WATER
㉖	WATER
㉗	WATER
㉘	WATER
㉙	WATER
㉚	WATER
㉛	WATER
㉜	WATER
㉝	WATER
㉞	WATER
㉟	WATER
㊱	WATER
㊲	WATER
㊳	WATER
㊴	WATER
㊵	WATER
㊶	WATER
㊷	WATER
㊸	WATER
㊹	WATER
㊺	WATER
㊻	WATER
㊼	WATER
㊽	WATER
㊾	WATER
㊿	WATER

LINE LEGEND

—●—	EX. ART. FISH
—○—	EX. WOOD FISH
—●—	EX. SHARKY SCORP
—○—	EX. STORM SCORP
—●—	PROPOSED SALT FISH

[illegible]

1. THIS DESIGN IS NOTED UPON (1) THE FRONT COVER AND (2) THE BACK COVER OF THE

**SITE DATA**  
TOTAL SITE AREA = 0.42 ACRES  
EXISTING IMPERVIOUS AREA TO REMOVE = 599 SQ.FT.  
TOTAL PROPOSED IMPERVIOUS = 2189 SQ.FT.  
POOL = 800 SQ.FT.  
WALK = 429 SQ.FT.  
PORCH = 384 SQ.FT.  
BUILDING = 576 SQ.FT.  
NET ADDED IMPERVIOUS AREA = 1600 SQ.FT.  
TOTAL DISTURBED AREA = 2083 SQ.FT.

**SPECIAL NOTE:**  
"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

PAGE 2 OF 2

24004457

SITE GRADING PLAN:

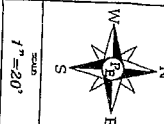
1496 COUNTY FARM COURT, WHEATON  
LOT 163 THE STREAMS UNIT FIVE  
PIN: 05-19-305-016  
CLIENT: CARMICHAEL, REED



POLENA ENGINEERING LLC

WHEATON: 630-653-6331  
LAKE IN THE HILLS: 815-363-9200  
INFO@POLENA.COM  
WWW.POLENA.COM  
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007

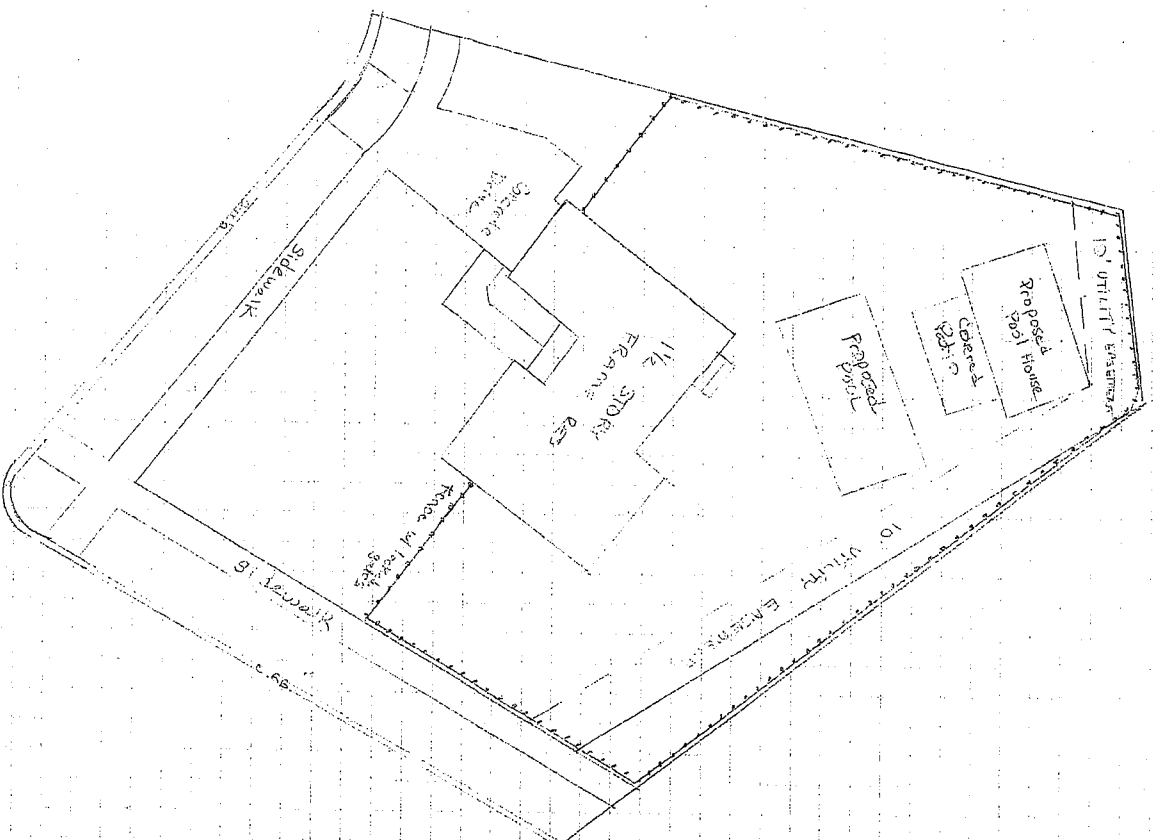
FOLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. CEULSON  
HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MOOSESKI SURVEYING



1-812027

CAREFREE

1496 County Farm Court, Wheaton, IL  
LOT 103 1/2 in Streams Unit Five

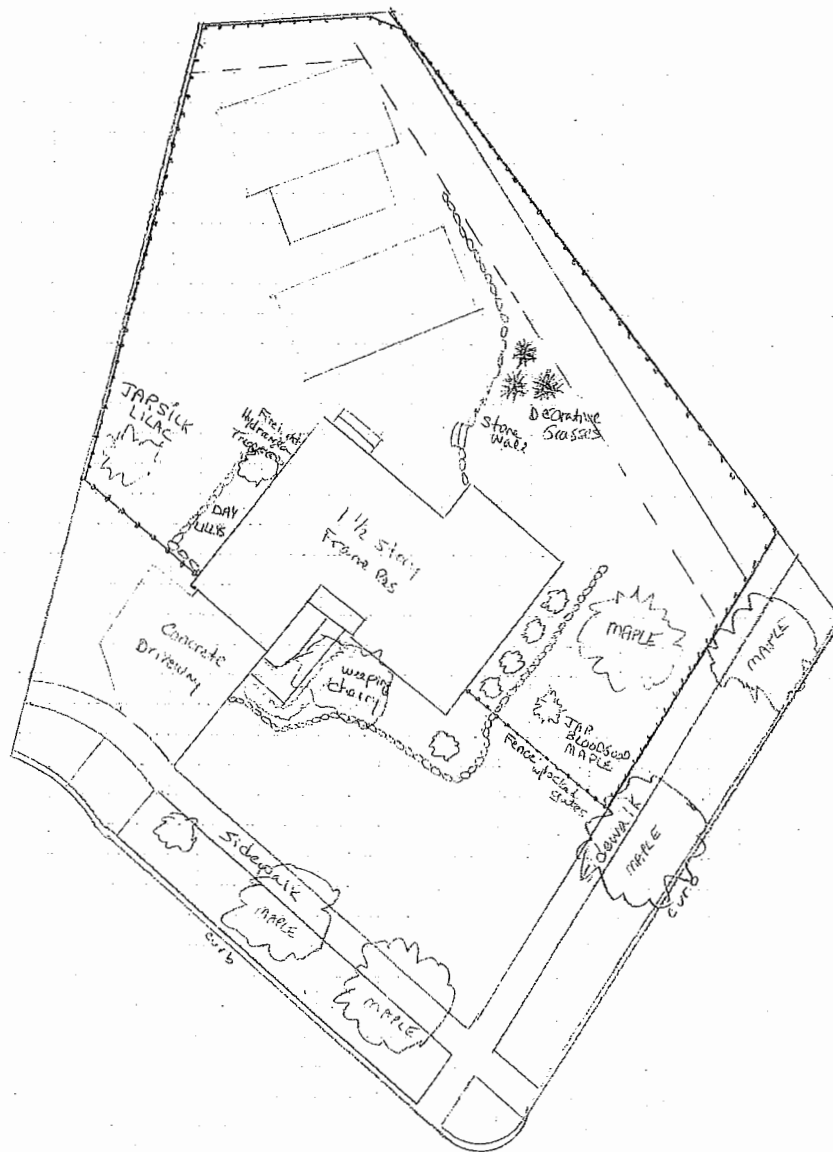


# LANDSCAPE PLAN

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

CARMICHAEL  
1496 County Farm Court  
Lot 163 in Streams Unit Five

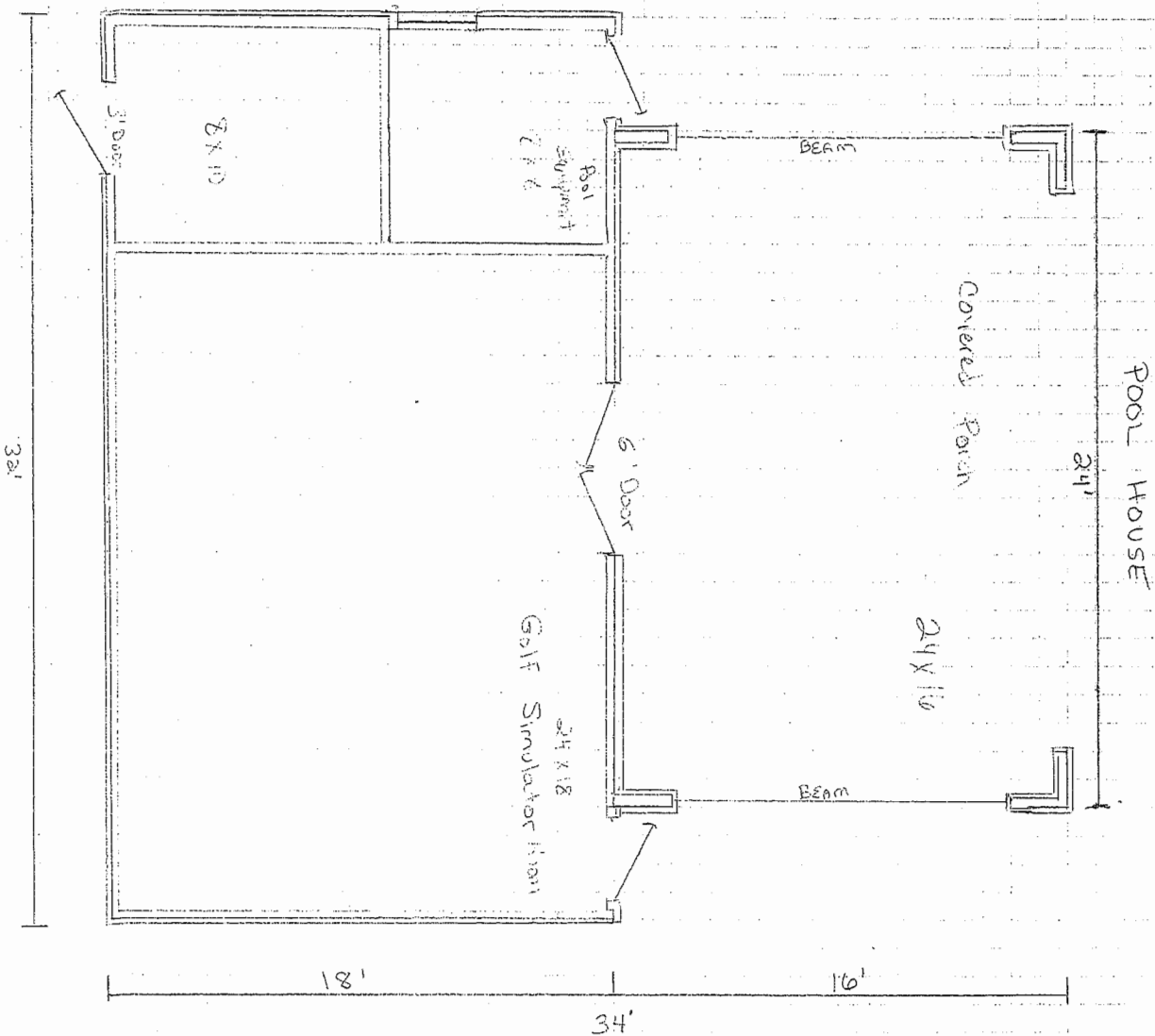


# FLOOR PLAN

1-8-2024

Prepared by: Carmichael Construction Co., Inc.

Carmichael  
1496 County Farm Court, Wheaton, IL  
Lot 163 in Streams Unit #116

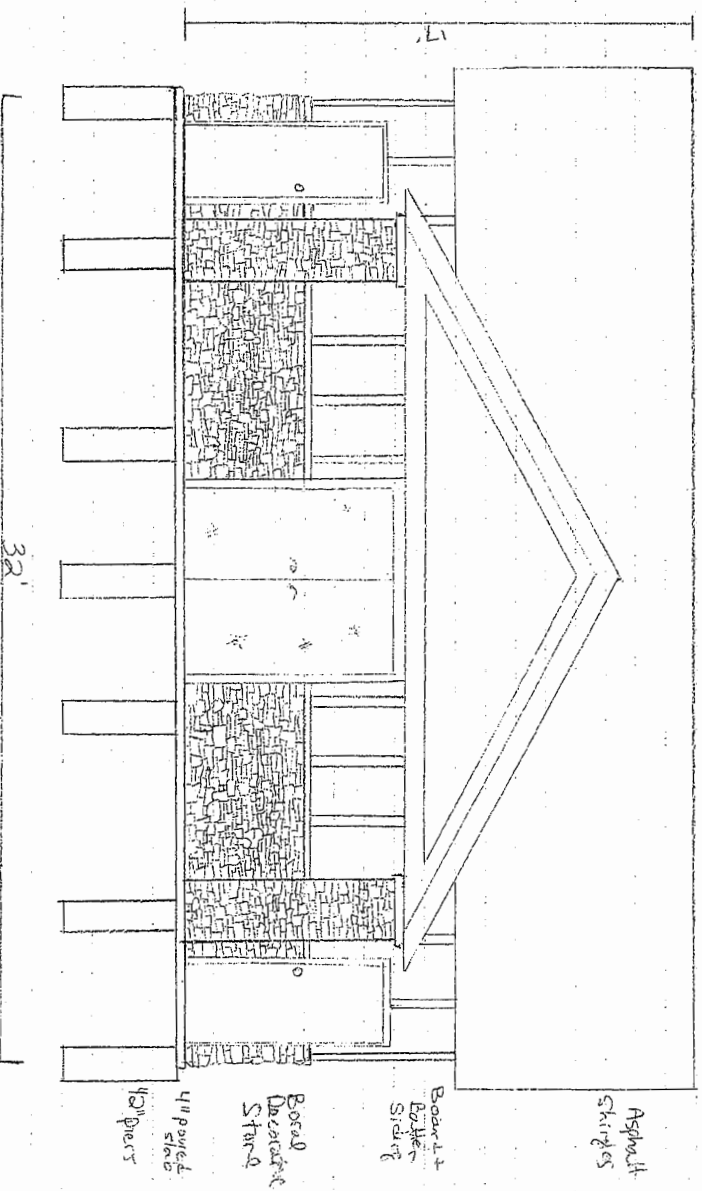


# FRONT ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co., Inc.

Carmichael  
1940 County Farm Court, Wheaton, IL  
Lot 163 in Streams Unit Ave

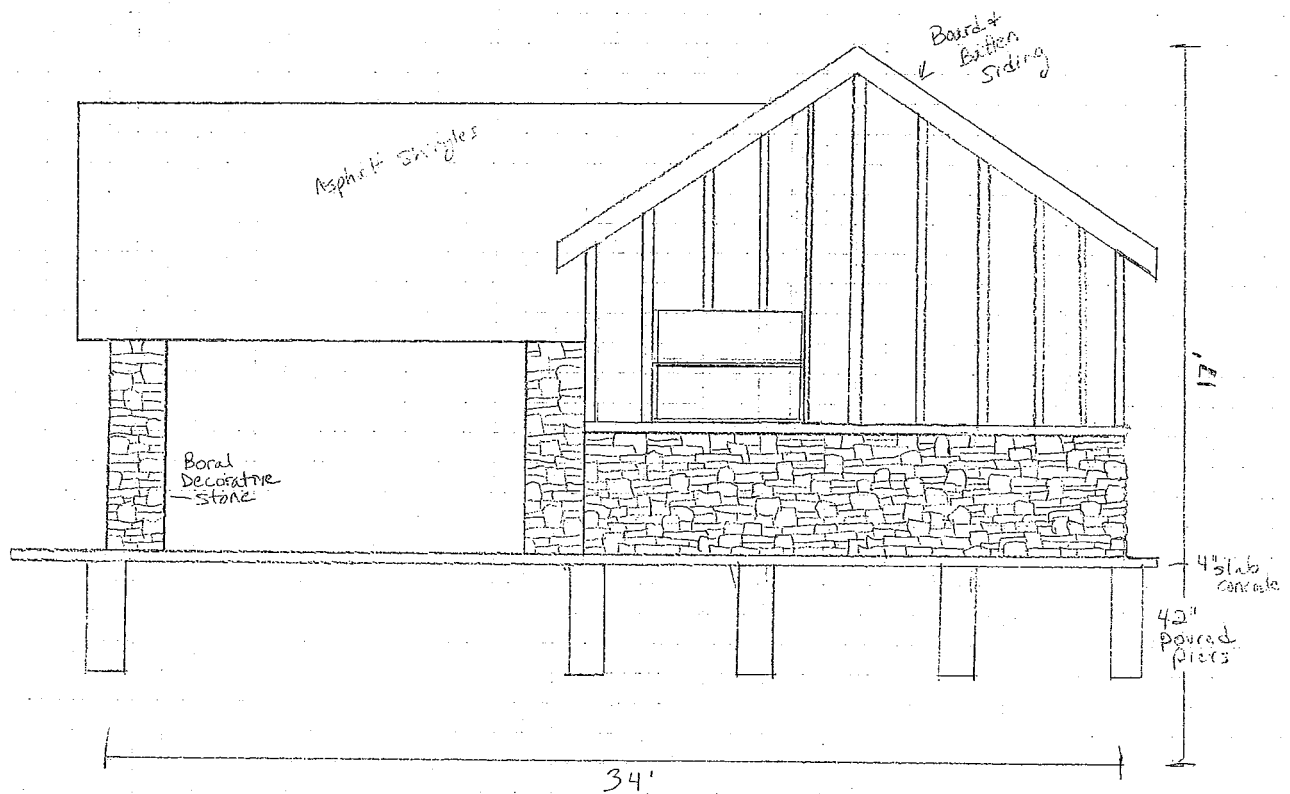


# EAST ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

Carmichael  
1496 County Farm Court, Wheaton, IL  
Lot 163 in Streams Unit Five





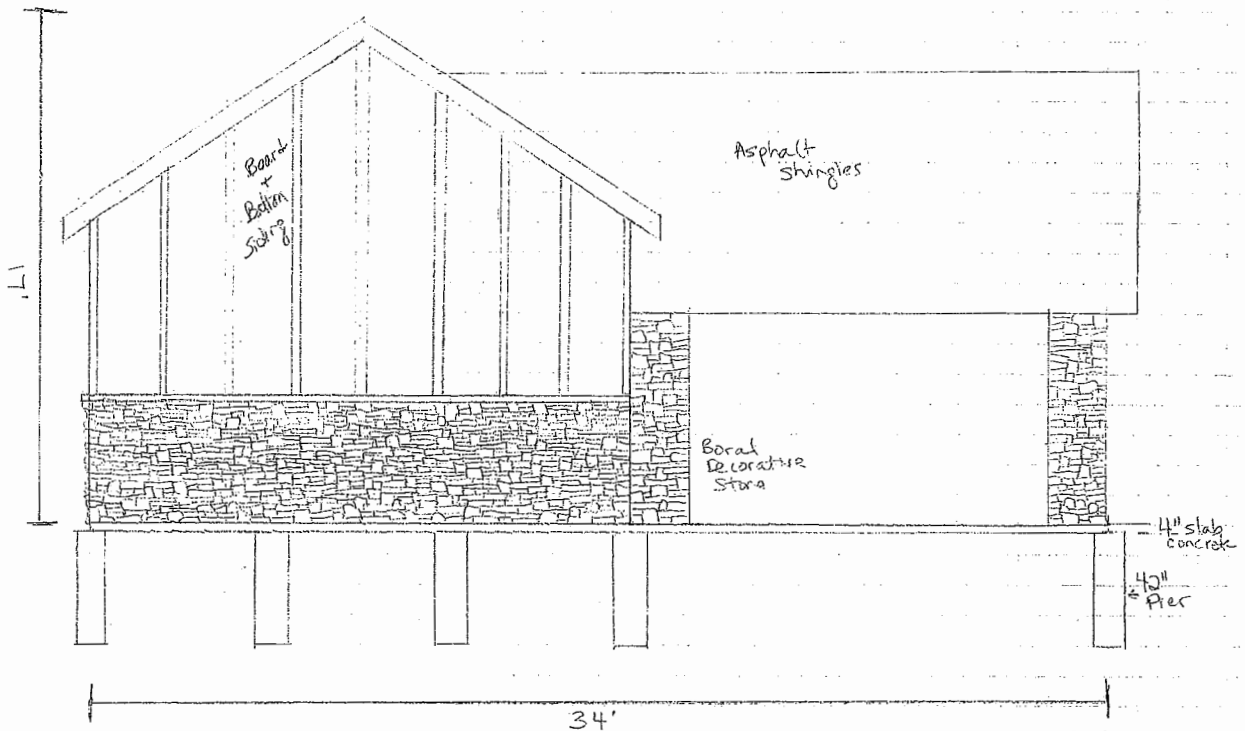
# WEST ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

Carmichael

1496 County Farm Court, Wheaton, IL  
Lot 1163 in Streams Unit Five



# REAR ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co, Inc.

Carmichael

1496 County Farm Court, Wheaton, IL  
Lot 163 in Streams Unit Five

